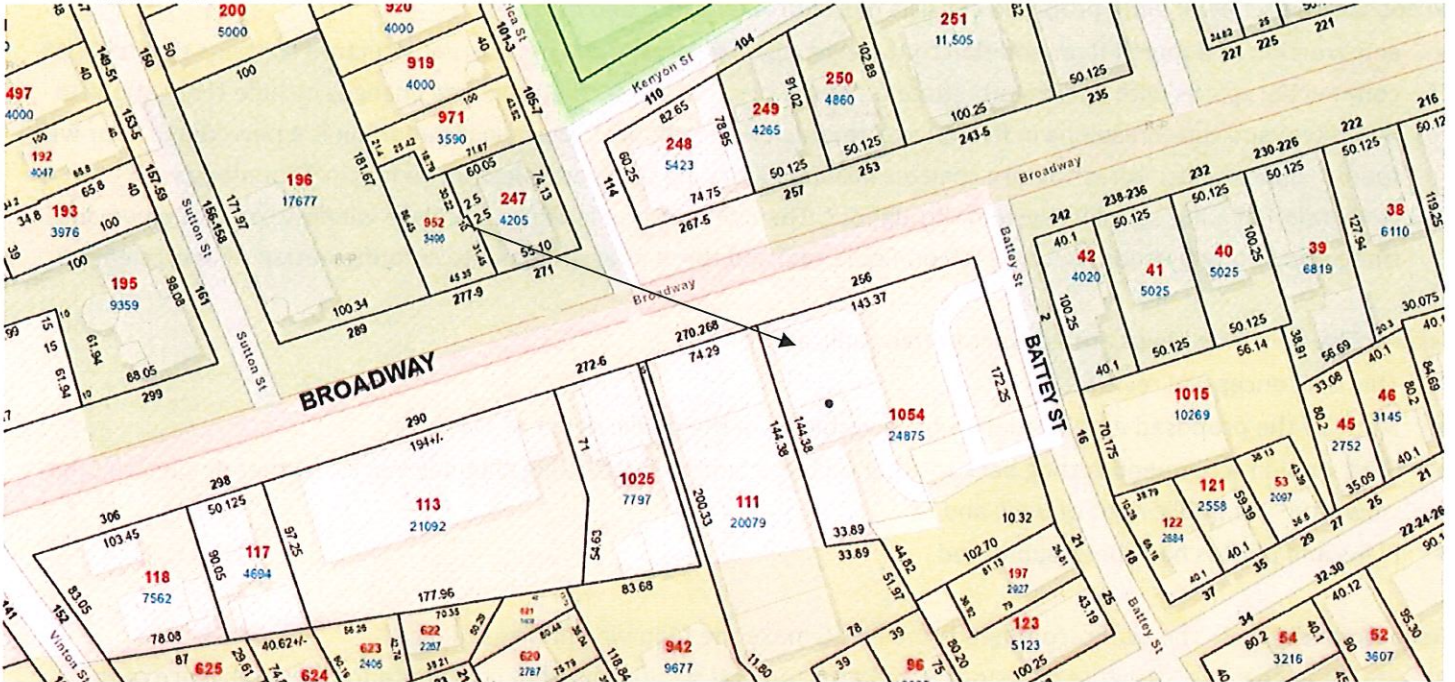


**PROJECT REVIEW**

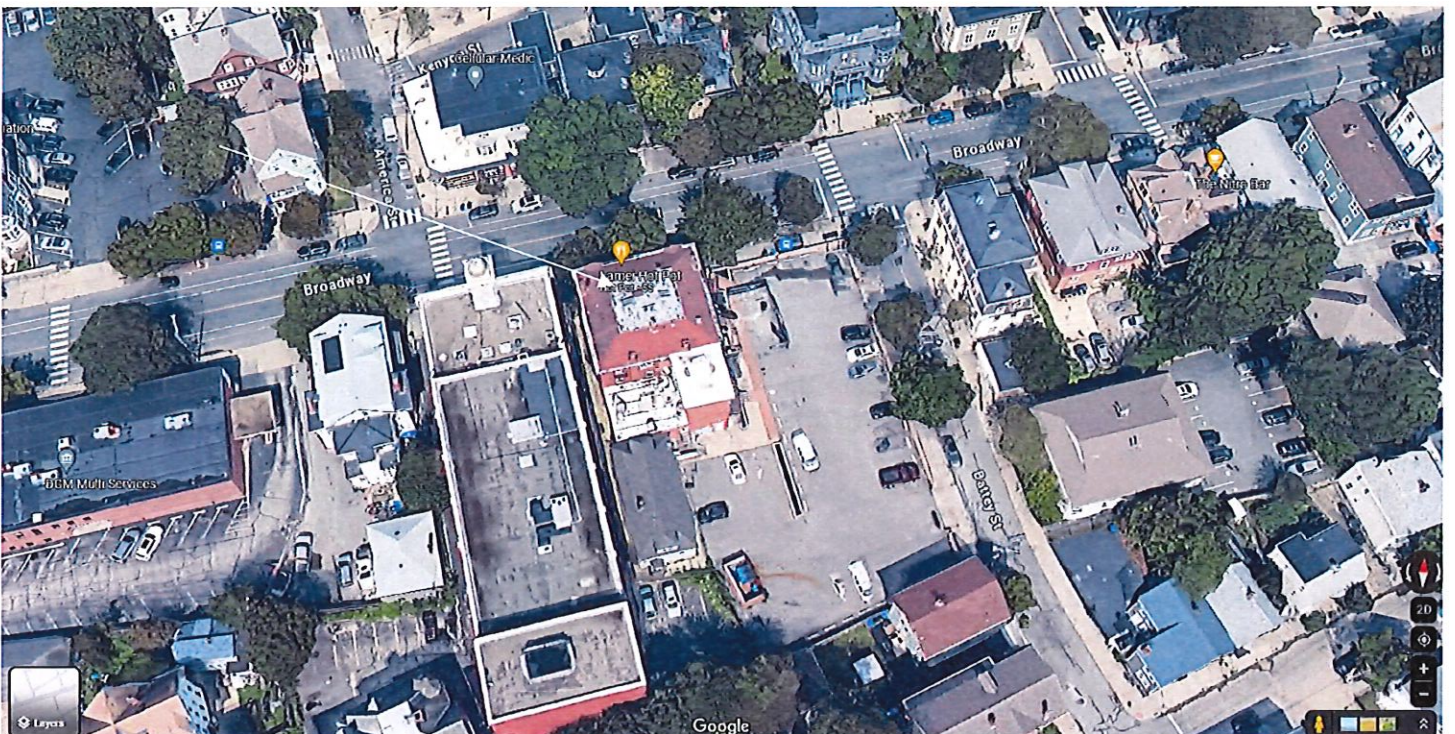
**1. CASE 24.029, 256 BROADWAY, H.B. & R.P. Gladding House, 1867-68 (BROADWAY)**

C.P. Hartshorn, architect. Three-story; flat; brick monumental Italianate double house; with consoled pediments rising above bracketed eaves above each end bay of the Four-bay facade, and olive-stone lintel window caps on original windows, now primarily obscured on the facade by a two-story bay window on the east end and a two-story, two-bay storefront addition on the west. Henry B. and Royal P. Gladding, brothers and partners in a book and stationery store on Westminster Street, built this at a cost of about \$30,000. Early 20th C. house located at rear.

CONTRIBUTING



Arrow indicates 256 Broadway.



Arrow indicates project location, looking north.



**Applicant/Owner:** Aref Shehadeh, Live Broadway LLC, 81 Gention Avenue, Providence, RI 02908

**Architect:** Ron Stevenson, South County Architectura and Design, 53 Narragansett Ave, Suite A, Jamestown, RI 02835

**Consulting Architects:** Mark Rapp, ACME Architects, 9 Simmons Rd, Little Compton, RI 02837

Glen Fontecchio, Glenn S. Fontecchio Architects, 19 Luzon Avenue, Providence, RI 02906

**Proposal:** The scope of work proposed consists of Major Alterations and includes:

- construction of a fourth-floor addition to the existing three-story building; Current structure contains ground floor commercial spaces with apartments space on floors two and three. The proposed changes include renovations to floors two and three resulting in five (5) apartments on each floor. The proposed addition is a new fourth floor with four (4) apartments. Infrastructure changes include extending stairs and elevator to fourth floor along with installation of a fire sprinkler system throughout. The owner is also looking to replace windows on floors two and three and add two windows, one each on floors two and three to accommodate reconfiguration of apartments.

**Issues:** The following issues are relevant to this application:

- This is a conceptual review;
- Some of the proposed modifications will be visible from the public rights-of-ways;
- Staff would recommend setting back to addition to be behind the existing chimney stacks, further diminishing the view from the public right-of-way; and,
- Plans and photos have been submitted.

**Recommendations:** The staff recommends the PHDC make the following findings of fact:

- a) 256 Broadway is a structure of historical and architectural significance that contribute to the significance of the Broadway local historic district, having been recognized as a contributing structure to the Broadway/Armory National Register Historic District;
- b) The application for Major Alterations is considered complete for conceptual review; and,
- c) The work as proposed is in accord with PHDC Standard 8 as follows: as the proposed alterations are appropriate having determined that the proposed construction is architecturally and historically compatible with the property and district having an appropriate size, scale and form that while diminishing the historic character of, will not have an adverse effect on the property or district, as the majority of the proposed modifications will be minimally-to-not visible from the public rights-of-ways.

**Staff recommends a motion be made stating that:** The application is considered complete. 256 Broadway is a structure of historical and architectural significance that contribute to the significance of the Broadway local historic district, having been recognized as a contributing structure to the Broadway/Armory National Register Historic District. The Commission grants Conceptual Approval of the proposal as submitted having determined that the proposed alterations are appropriate as the proposed alterations are architecturally and historically compatible with the property and district having an appropriate size, scale and form that while diminishing the historic character of, will not have an adverse effect on the property or district, as the majority of the proposed modifications are minimally-to-not visible from the public rights-of-ways, citing and agreeing to the recommendations in the staff report, with the applicant to reappear at a subsequent meeting for Final Approval.

# HDC REVIEW

## 256- 260 BROADWAY

- Existing Site Plan
- Existing and Proposed Building Elevations
- Existing Photos
- Items for Approval
- Proposed Site Plan
- Images From the Street
- Massing Comparisons
- Floor Plans



### CONSULTANTS

ACME ARCHITECTS

Mark Rapp

GLEN S. FONTECCHIO ARCHITECTS

Glen S. Fontecchio

### DEVELOPER

PROVIDENCE HAUS MANAGEMENT

Aref Shehadeh

### ARCHITECT

SOUTH COUNTY ARCHITECTURE & DESIGN

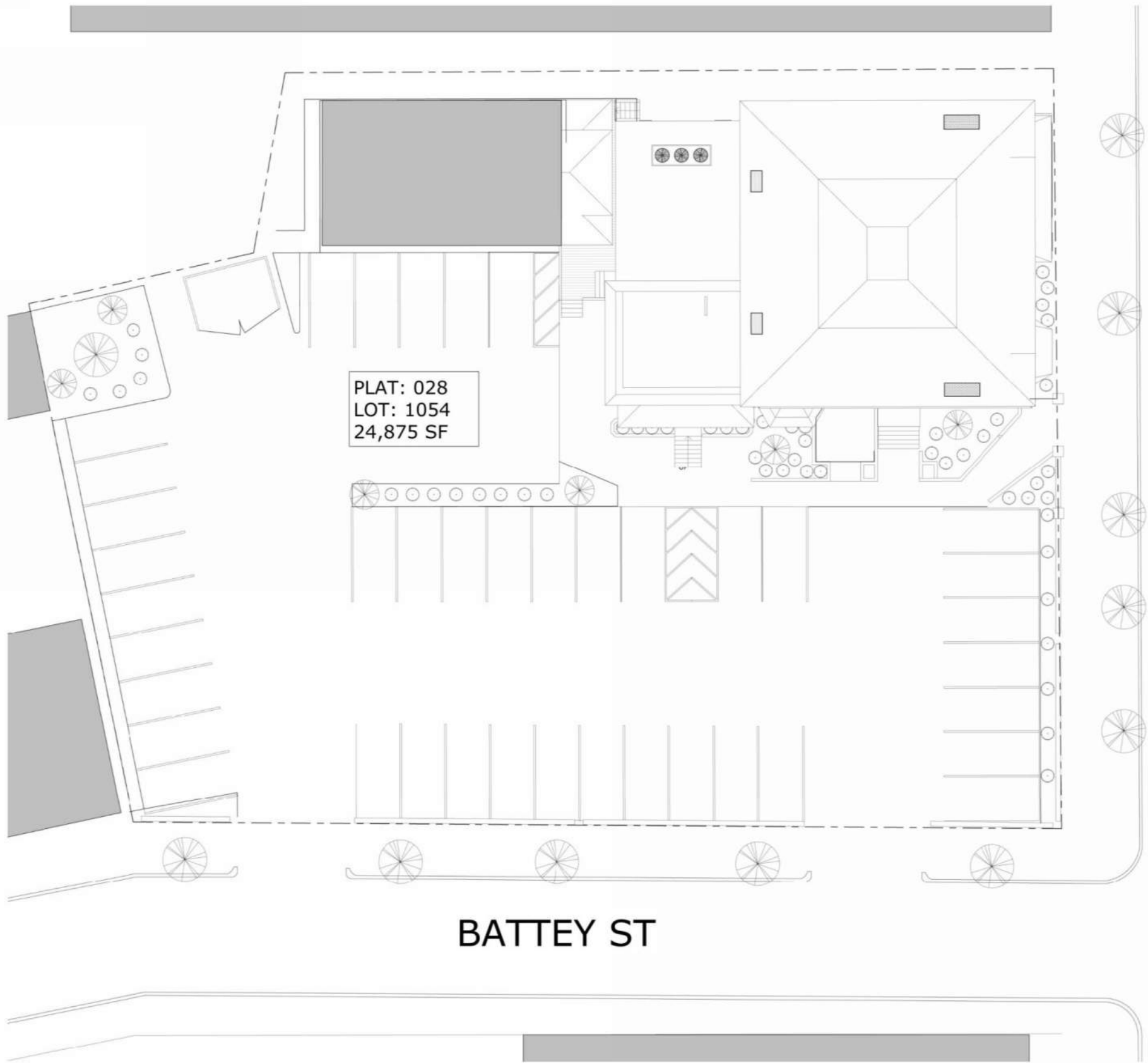
Ron Stevenson





The owner proposes an addition to an existing three-story building. Current structure contains ground floor commercial spaces with apartments/commercial space on floors two and three. The proposed changes include renovations to floors two and three resulting in five (5) apartments on each floor. The proposed addition is a new fourth floor with four (4) apartments. Infrastructure changes include extending stairs and elevator to fourth floor along with installation of a fire sprinkler system throughout. The owner is also looking to replace windows on floors two and three and add two windows, one each on floors two and three to accommodate reconfiguration of apartments.





PLAT: 028  
LOT: 1054  
24,875 SF

BATTEY ST

BROADWAY ST











EXISTING SOUTH ELEVATION

NEW SOUTH ELEVATION



EXISTING WEST ELEVATION

NEW WEST ELEVATION





EXISTING NORTH ELEVATION

NEW NORTH ELEVATION



EXISTING EAST ELEVATION

NEW EAST ELEVATION



PORTIONS OF THE NEW HIP ROOF AROUND THE ENTIRE PERIMETER TO REMAIN

NEW ELEVATOR OVERRUN STRUCTURE

4" ALUMINUM CAP OVER 12" FIBER CEMENT TRIM

EPDM RUBBER ROOF

BLACK ALUMINUM CAP RAILING

ALL EXISTING 2<sup>ND</sup> AND 3<sup>RD</sup> WINDOWS TO BE REPLACED WITH NEW. FINAL SELECTION AND DETAILS TO BE FULLY COORDINATED AND APPROVED BY THE HDC

9" HARDIE ARTISAN SHIPLAP SIDING

EXISTING PEDIMENT TO REMAIN

EXISTING CORNICE TO REMAIN

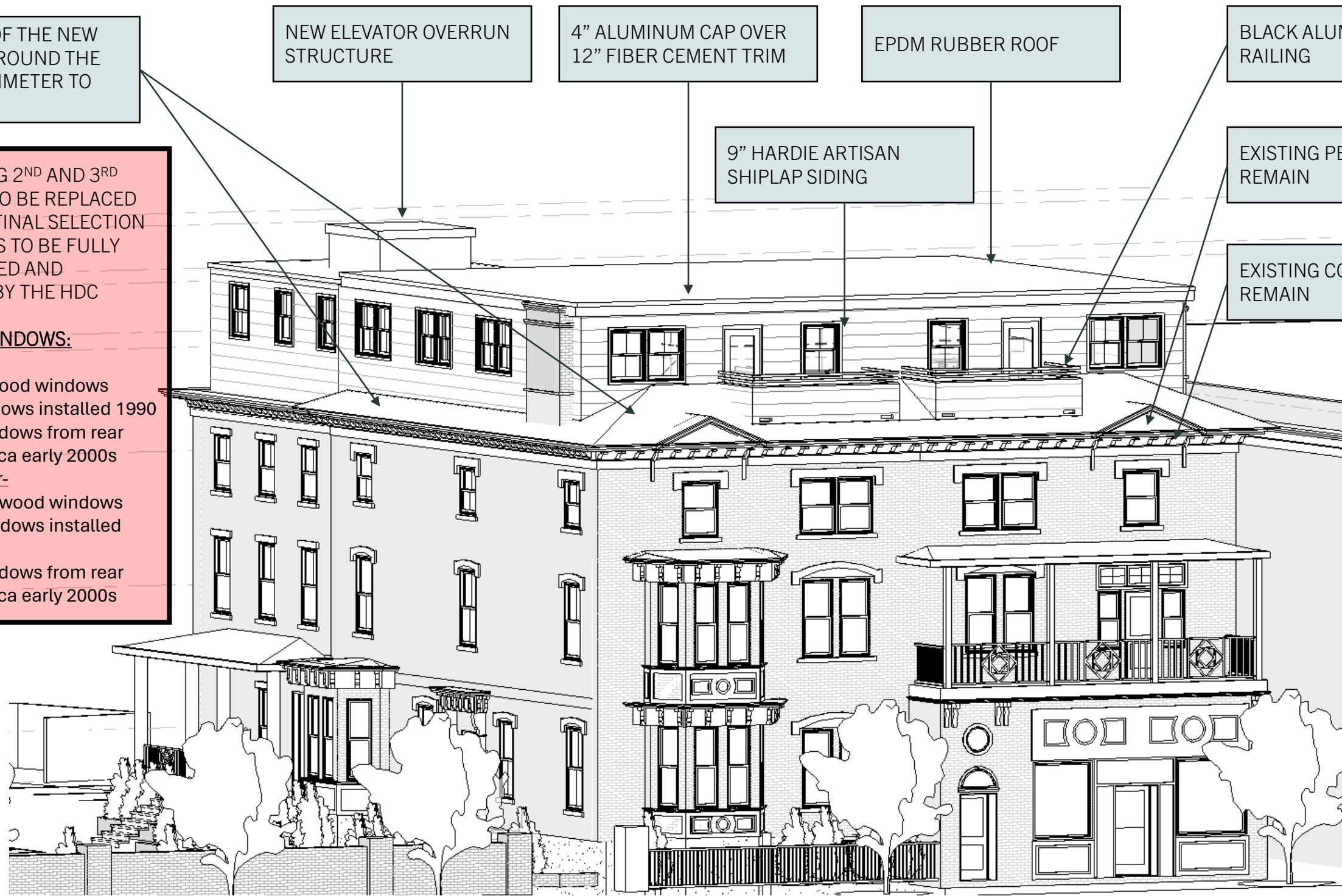
**EXISTING WINDOWS:**

**Third Floor-**

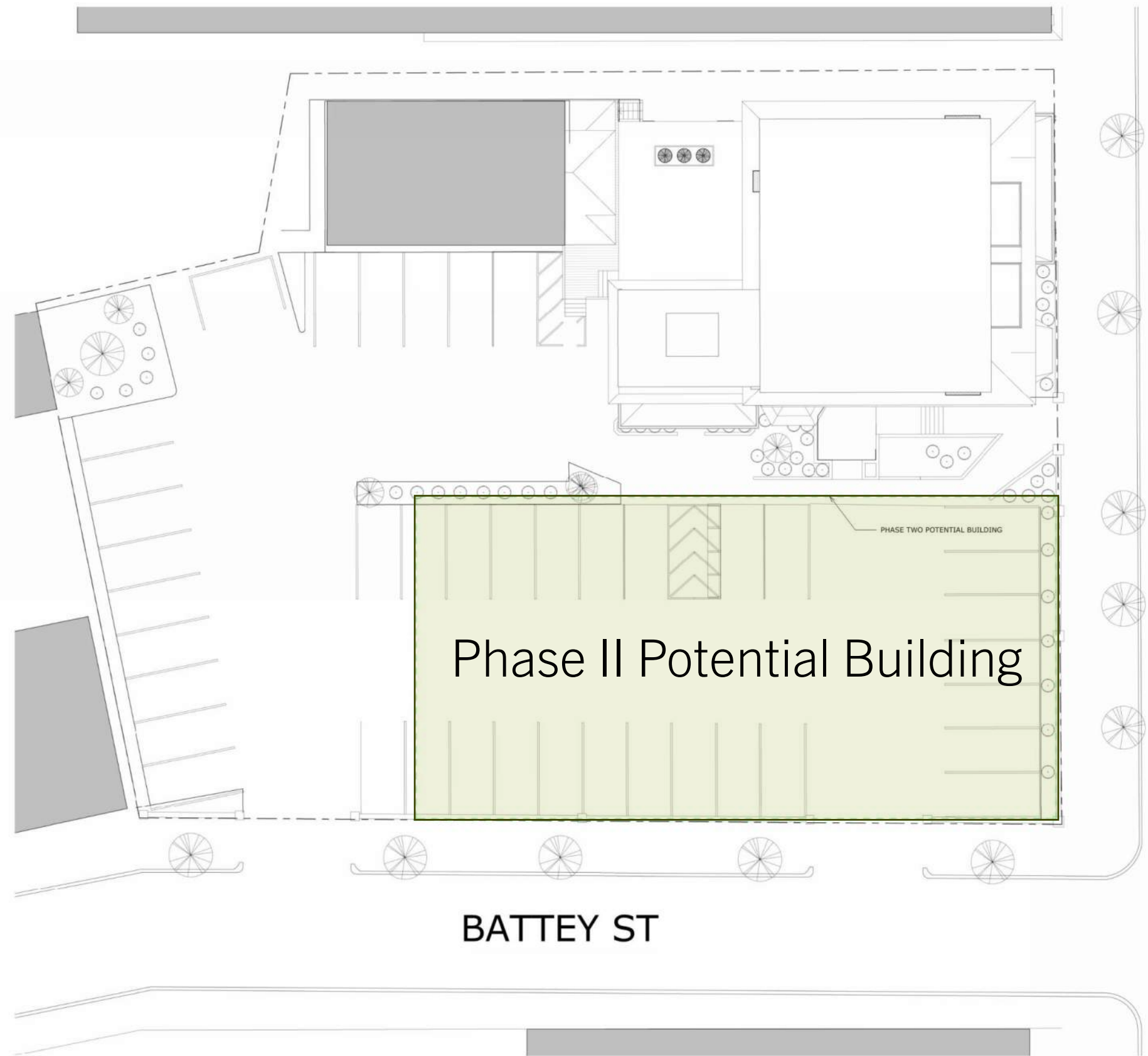
- 6 original wood windows
- 9 vinyl windows installed 1990
- 3 wood windows from rear addition - circa early 2000s

**Second Floor-**

- No original wood windows
- 18 vinyl windows installed 1990
- 3 wood windows from rear addition - circa early 2000s







Phase II Potential Building

BATTEY ST

BROADWAY ST





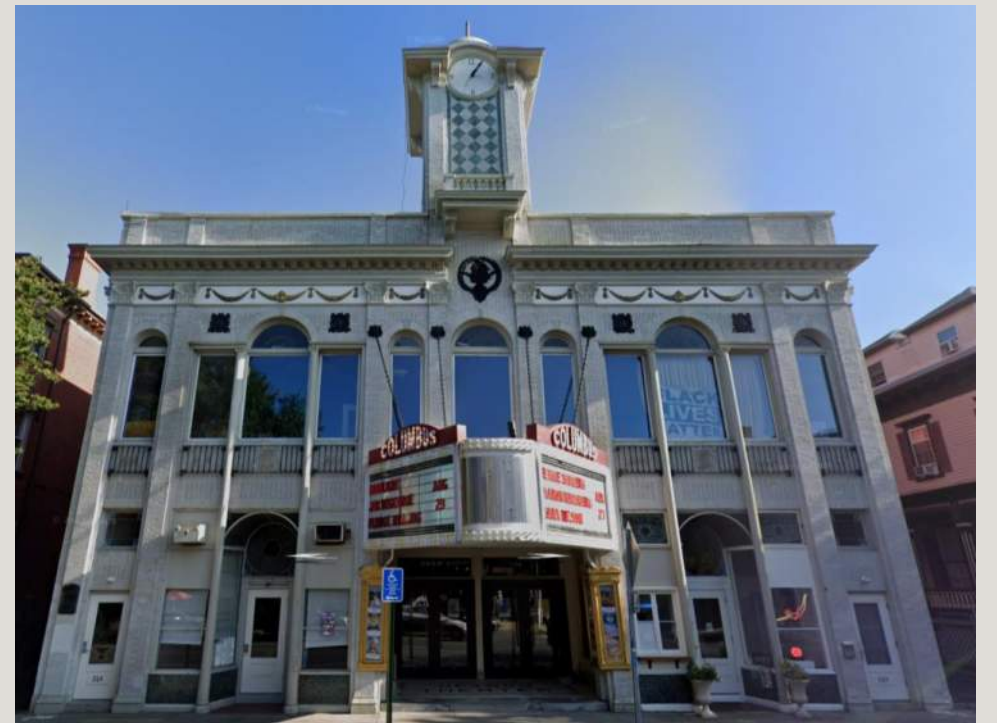
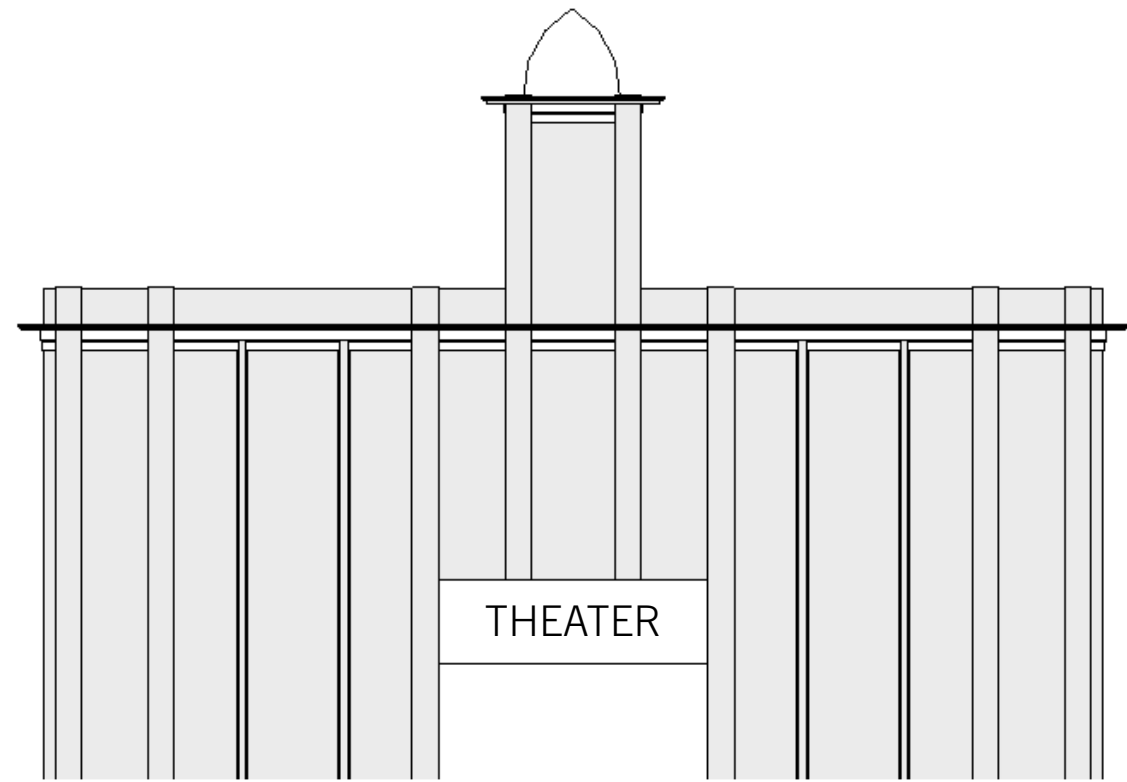




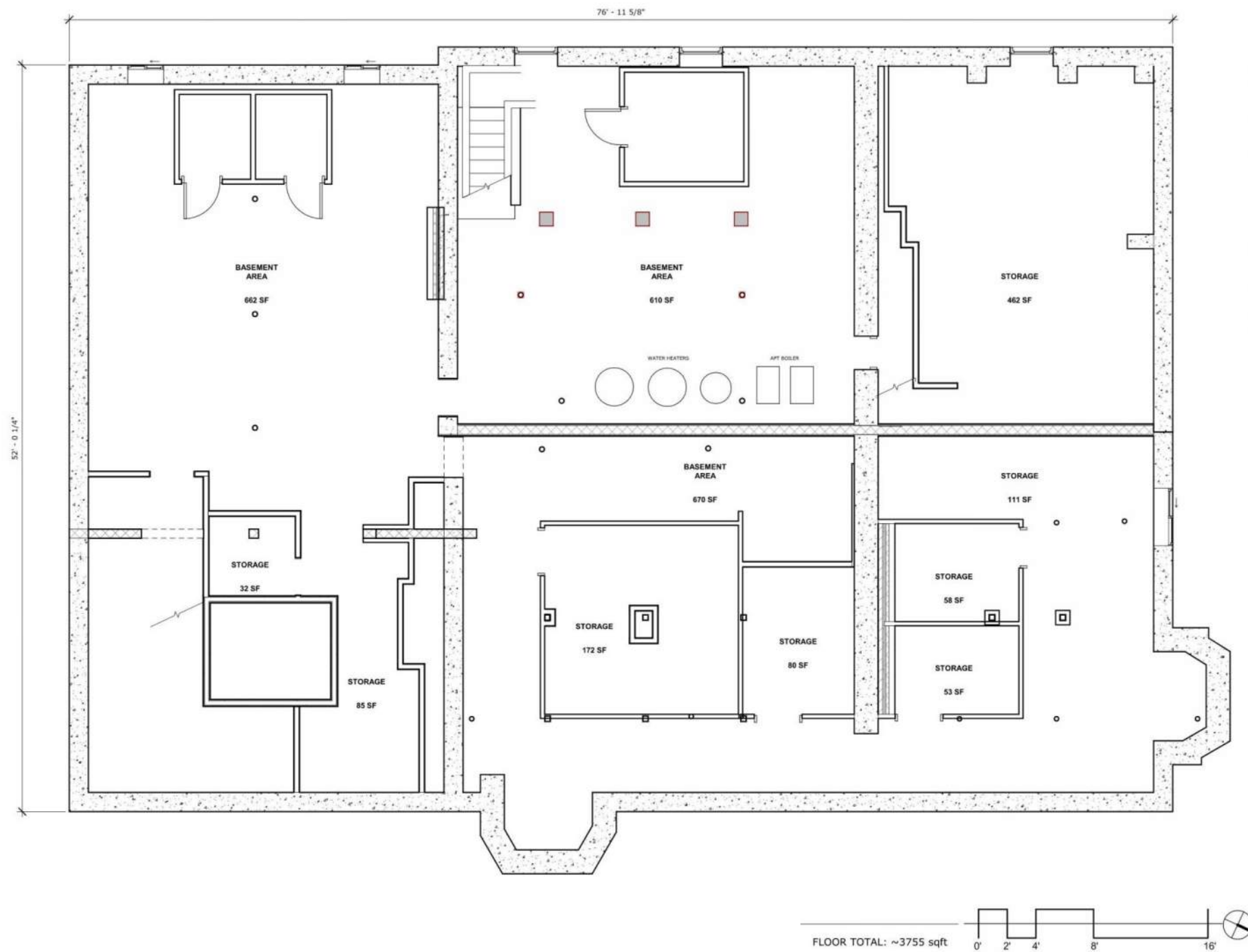




NEW STRUCTURE FOR MASSING COMPARISON  
PURPOSES ONLY

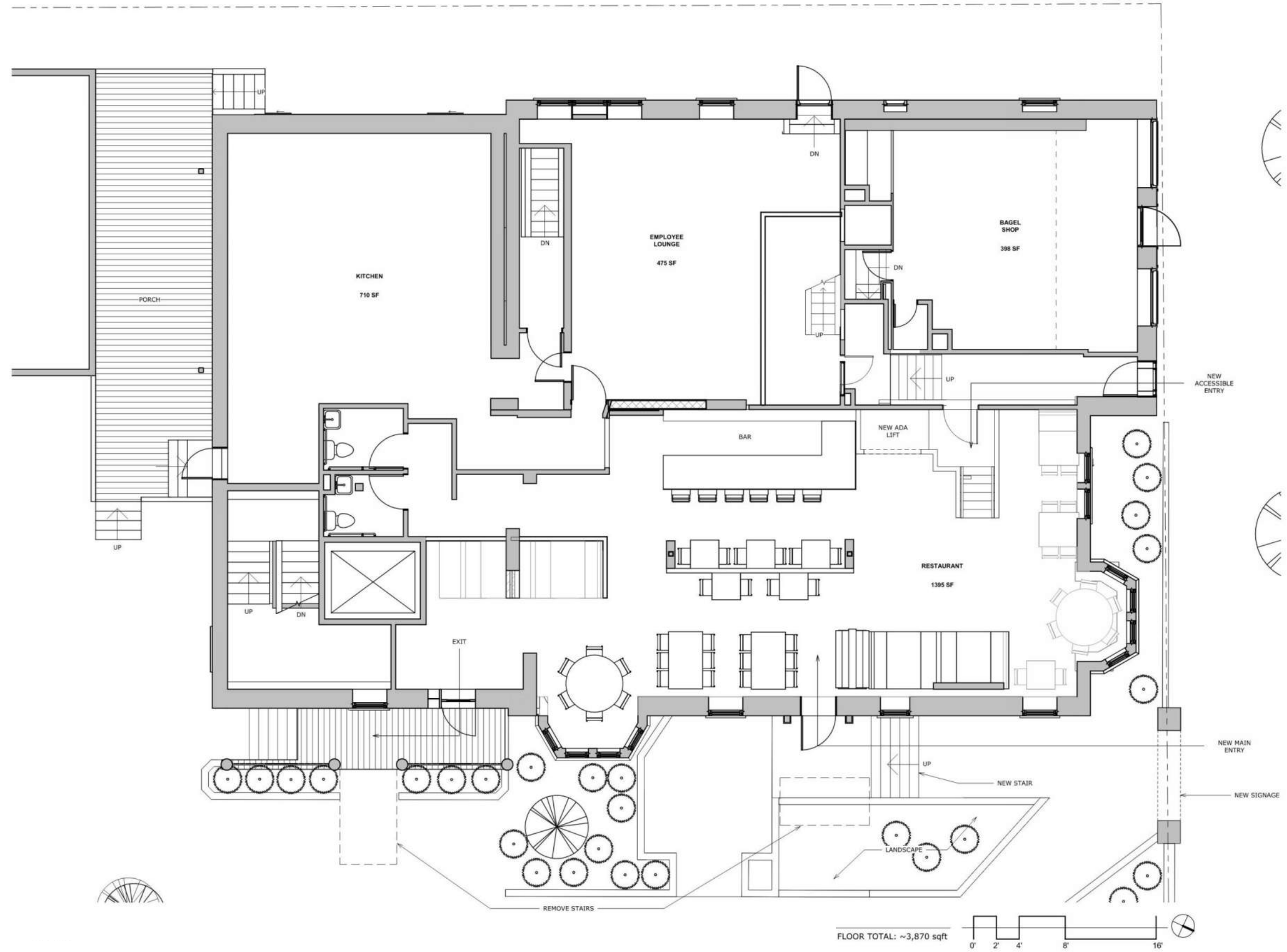






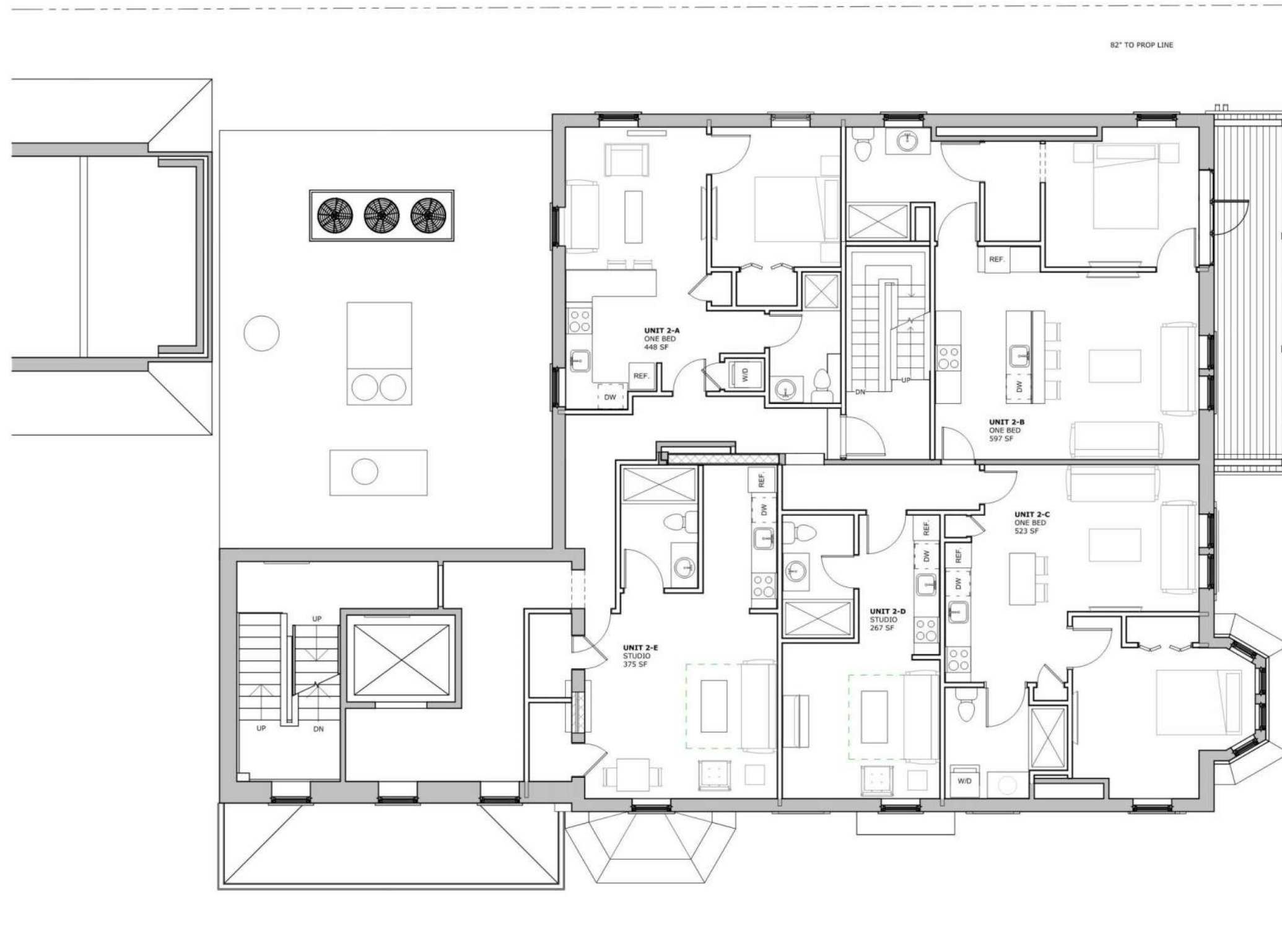
Basement





1st Floor





### BUILDING UNIT COUNT

	EXISTING	PROPOSED
BASEMENT	STORAGE	STORAGE
FIRST FLOOR	(1) BAGEL SHOP (1) RESTAURANT	(1) BAGEL SHOP (1) RESTAURANT
SECOND FLOOR	(1) ONE BEDROOM (1) TWO BEDROOM (1) MULTI-PURPOSE SPACE	(2) STUDIO (3) ONE BEDROOM
THIRD FLOOR	(1) FOUR BEDROOM (1) MULTI-PURPOSE SPACE	(2) STUDIO (3) ONE BEDROOM
FOURTH FLOOR	---	(1) STUDIO (3) ONE BEDROOM

### FLOOR UNIT COUNT

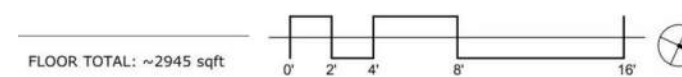
UNIT 2A:  
ONE BEDROOM - 448 SF

UNIT 2B:  
ONE BEDROOM - 597 SF

UNIT 2C:  
ONE BEDROOM - 523 SF

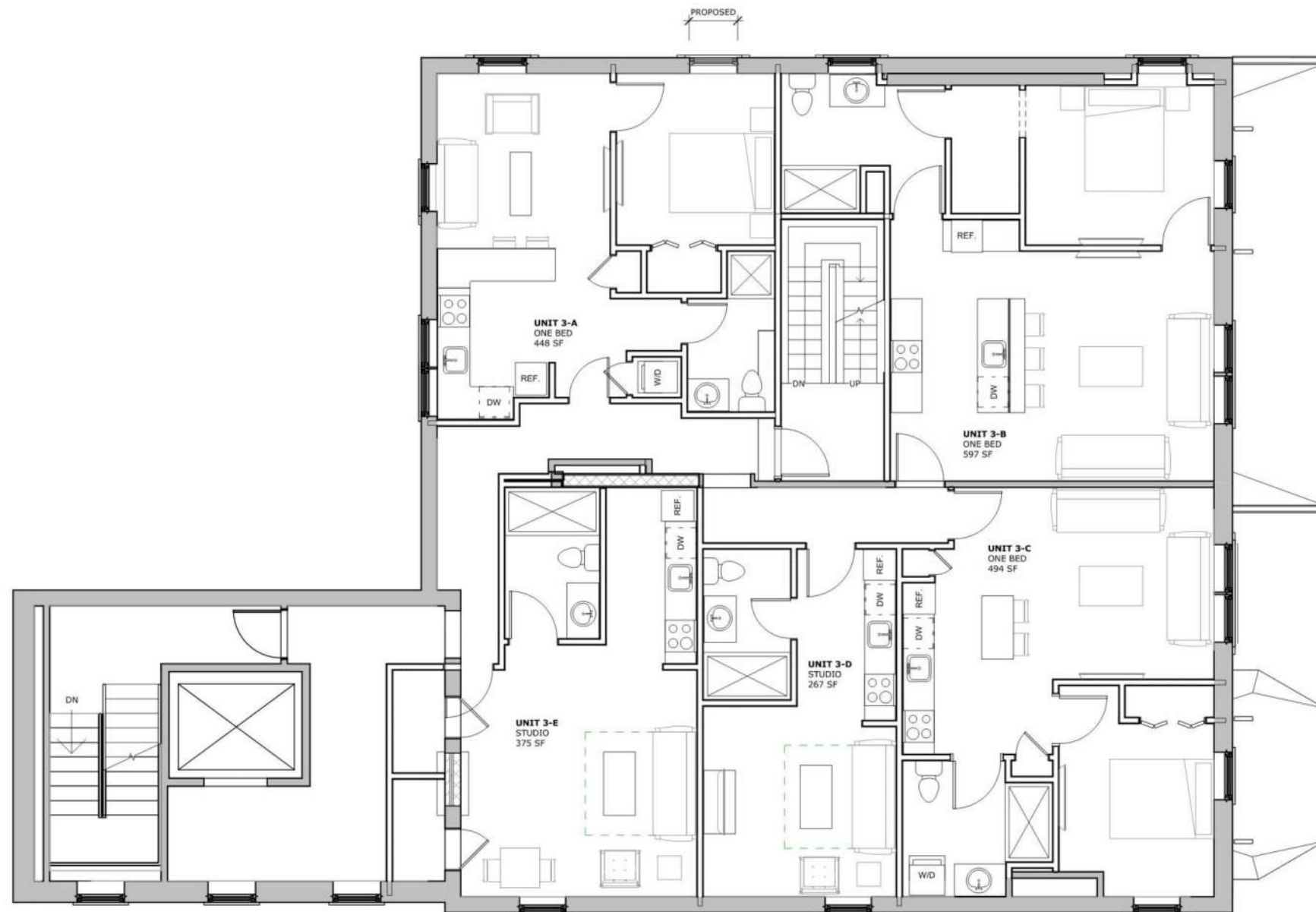
UNIT 2D:  
STUDIO - 267 SF

UNIT 2E:  
STUDIO - 375 SF



# 2<sup>nd</sup> Floor





### BUILDING UNIT COUNT

	EXISTING	PROPOSED
BASEMENT	STORAGE	STORAGE
FIRST FLOOR	(1) BAGEL SHOP (1) RESTAURANT	(1) BAGEL SHOP (1) RESTAURANT
SECOND FLOOR	(1) ONE BEDROOM (1) TWO BEDROOM (1) MULTI-PURPOSE SPACE	(2) STUDIO (3) ONE BEDROOM
THIRD FLOOR	(1) FOUR BEDROOM (1) MULTI-PURPOS SPACE	(2) STUDIO (3) ONE BEDROOM
FOURTH FLOOR	---	(1) STUDIO (3) ONE BEDROOM

### FLOOR UNIT COUNT

UNIT 3A:  
ONE BRDROOM - 448 SF

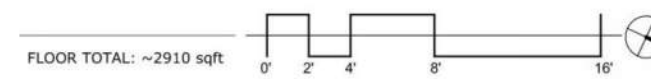
UNIT 3B:  
ONE BEDROOM - 597 SF

UNIT 3C:  
ONE BEDROOM - 494 SF

UNIT 3D:  
STUDIO - 267 SF

UNIT 3E:  
STUDIO - 375 SF

① 03 - THIRD FLOOR  
1/4" = 1'-0"



3<sup>rd</sup> Floor





### BUILDING UNIT COUNT

	EXISTING	PROPOSED
BASEMENT	STORAGE	STORAGE
FIRST FLOOR	(1) BAGEL SHOP (1) RESTAURANT	(1) BAGEL SHOP (1) RESTAURANT
SECOND FLOOR	(1) ONE BEDROOM (1) TWO BEDROOM (1) MULTI-PURPOSE SPACE	(2) STUDIO (3) ONE BEDROOM
THIRD FLOOR	(1) FOUR BEDROOM (1) MULTI-PURPOS SPACE	(2) STUDIO (3) ONE BEDROOM
FOURTH FLOOR	---	(1) STUDIO (3) ONE BEDROOM

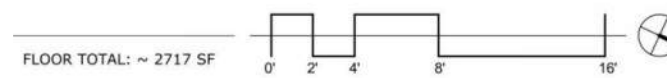
### FLOOR UNIT COUNT

UNIT 4A:  
ONE BRDRROOM - 455SF

UNIT 4B:  
STUDIO - 420 SF

UNIT 4C:  
ONE BEDROOM - 493 SF

UNIT 4D:  
ONE BEDROOM - 508 SF



4<sup>th</sup> Floor